

1 MINUTES OF THE
2 March 19, 2009 Meeting of the
3 Easton Planning & Zoning Commission
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5 Members Present: John Atwood, Chairman, and members, Tom Moore, Steve Periconi,
6 Linda Cheezum, and Dan Swann.
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8 Members Absent:
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10 Staff Present: Zach Smith, Current Planner, Lynn Thomas, Long Range Planner and
11 Stacie Rice, Planning Secretary.
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13 Staff Absent: Tom Hamilton.
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15 Mr. Atwood called the meeting of the Planning & Zoning Commission to order at
16 1:00 p.m. The first order of business was the approval of the minutes of the
17 Commission's February 19, 2009 meeting. Upon motion of Mr. Swann seconded by Mr.
18 Periconi the Commission voted 5-0 to approve the minutes.
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20 The first item of business was **8223 Elliott Road**. Dean Smith of VHB, Inc.
21 explained he is requesting an amendment to a previously approved PUD Shopping Center
22 (The Shoppes at Easton) to construct a gasoline fueling facility associated with the
23 existing Giant Grocery Store. They are proposing to construct an 8 pump fuel facility in
24 the existing parking lot of the shopping center. He explained that the facility is primarily
25 intended to attract and/or offer a convenience to grocery store shoppers. Mr. Smith
26 explained to the Commission they are to send a recommendation to the Town Council
27 stating whether or not the proposal is consistent with the Comprehensive Plan. Mr. Smith
28 stated the proposed fuel facility does not generate a need for additional parking. The
29 facility is being proposed overtop of existing parking displacing 102 parking spaces. The
30 proposed architecture is consistent with the existing shopping center. The design
31 incorporates brick piers, tan EFIS canopy facing material and a green standing seam
32 metal roofing material. Mr. Smith explained that the existing center has 3 accesses off of
33 the internal private street between the Center and Walmart. The current design proposes
34 4 accesses. The staff suggests limiting the number of accesses for the center onto the
35 internal street to 3 total. They proposed to add landscaping around the fuel facility where
36 possible and to preserve the existing mature trees. Mr. Atwood stated that he didn't feel
37 another gas station was necessary, and felt that the location of the fuel facility would be
38 an eye sore. Mr. Periconi stated he doesn't have a problem with the use, and feels that
39 the people using the fuel facility will be patrons in the Shoppes at Easton. Mr. Craig
40 Reed representative for the Owner of the Shoppes at Easton explained to the Commission
41 that Giant is the main anchor of the shopping center and without Giant the center would
42 not thrive. Upon motion of Mr. Periconi, seconded by Mr. Moore the Commission voted
43 4-1 (Mr. Atwood opposed) to forward a favorable recommendation to the Town Council
44 finding the proposed amendment consistent with the Comprehensive Plan, the
45 recommendation was conditioned on the applicant revising the proposal to eliminate any
46 additional accesses onto the internal street on the south side of the property, but noted the
47 existing accesses could be reconfigured and or relocated.
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49 The next item discussed was **The Easton Club**. The applicant is proposing a
50 PUD Amendment to permit a new free-standing building to be used as a pro-shop. Mr.
51 Chris Calabrese, Manager for the Easton Club explained they would like to construct a
52 one story 28' x 40' modular structure (1,120 s.f.) on the same footprint as the temporary
53 trailer. The structure is proposed to incorporate the architectural design of the existing
54 clubhouse.
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5 Mr. Smith explained to the Commission that within the last 2 years the
6 owners/operators of the golf course remodeled a portion of the clubhouse to allow for an
7 expansion of the existing restaurant. As a consequence of this remodeling the pro-shop
8 has been displaced from the existing clubhouse and has been temporarily relocated to a
9 trailer that has been placed to the south of the existing building. Mr. Smith also stated
10 that Sharon VanEmburch, Town Attorney has provided the Commission with a memo
11 suggesting that in her opinion this change is significant. Mr. Calabrese explained there
12 will be no change in traffic or the daily operation of the business. Mr. Atwood stated that
13 he does not feel this is a significant change; they are simply putting a new building on the
14 same footprint as the existing temporary structure. Mr. Periconi stated that he doesn't
15 feel that this is a significant change, but feels that the applicant should follow the formal
16 process, and by not doing this the Commission would be setting a precedent for future
17 applicants. The following were comments from the public. *Bob Rauch, homeowner in*
18 *the Easton Club explained to the Commission that this is not a significant change. He*
19 *stated that the golf course is making a big investment and it seems like the Town is*
20 *making it harder than it has to be and time is of the essence. Richard Bullman,*
21 *Waterview Drive explained that notices should have been sent to the property owners in*
22 *the Easton Club, he was concerned with the parking especially during special events, and*
23 *he felt that this was not a continuation of temporary trailer, but should be reviewed as a*
24 *new project.* Upon motion of Mr. Swann, seconded by Mr. Atwood (Mr. Periconi & Mrs.
25 Cheezum opposed) the Commission voted 3-2 finding the proposed PUD amendment not
26 significant.
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28 The next item was from staff concerning proposed amendment to the **Subdivision**
29 **Regulations**. Mr. Smith explained that at the last planning commission meeting the
30 Commission reviewed proposed changes to the Town's Subdivision Regulations and
31 forwarded the draft document to the Town Council for their approval. Since that time a
32 concern has been raised about new language in the draft regulations that would require
33 applicants to submit CAD data. The Commission has received a letter from John Passyn
34 objecting to some these requirements. The language being contested was incorporated
35 into the draft at the request of Easton Utilities Commission. Mr. Talbot Bone of Easton
36 Utilities was present at the meeting. The staff asked for further guidance from Jerry
37 Friedel of Davis, Bowen & Friedel (the Town's consultant civil engineer), to review the
38 draft language and comment. After a long discussion the Commission suggested that a
39 committee be set up with various interested parties which would meet to discuss the issue
40 and report back to the Commission at their next meeting.
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42 The next item was also from staff regarding a letter from **Evelyn Sedlack** with
43 **Talbot Interfaith Shelter**, a voluntary service ministry of over 300 volunteers that has
44 sheltered many of the needy in the community since January 2009. The Commission
45 previously approved a temporary request from Talbot Interfaith Shelter to operate a
46 homeless shelter within 13 various faith communities. Ms. Sedlack's letter explained that
47 moving from one host site to another week after week has not been easy. The Talbot
48 Interfaith Shelter Committee believes a single, centralized location for the shelter would
49 provide more for both guests and volunteers and eliminate the stress of moving. The
50 Committee is actively searching for a commercial building or house that would meet their
51 needs. Mr. Thomas explained that the use "homeless shelter" is not listed in the Zoning
52 Ordinance. Mr. Atwood suggested Mr. Thomas make a recommendation to the
53 Commission at their next meeting
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5 The next item was from staff concerning **Waterside Village Amenity Feature**.
6 The staff received a letter from Jim Reilly of BET Investments regarding a public
7 amenity feature at Waterside Village. Mr. Smith explained that the original PMR
8 approval called for a water fountain as an entrance feature. Due to the maintenance of a
9 fountain and that the feature is only operable 6 to 8 months of the year they are
10 suggesting a to change this feature to a “double faced clock” which would be located on a
11 landscape wall “pedestal” surrounded by plantings and provide seating for pedestrians.
12 Upon motion of Mr. Periconi, seconded by Mrs. Cheezum the Commission voted 4-1
13 (Mr. Swann opposed) recommending that a formal detailed rendering of the clock feature
14 be submitted for review.
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16 There being no further business the meeting was adjourned at 3:15 p.m. by
17 motion of Mr. Periconi, seconded by Mr. Moore.
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19 Respectfully submitted,
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22 Stacie S. Rice
23 Planning Secretary